

**TRIPURA**



**GAZETTE**

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**PART--I-- Orders and Notifications by the Government of Tripura,  
The High Court, Government Treasury etc.**

**GOVERNMENT OF TRIPURA  
DIRECTORATE OF ELEMENTARY EDUCATION  
SHIKSHA BHAVAN  
AGARTALA, TRIPURA**

No.F.4(256)/DEE/GEN/2019/2621-27

Dated, 02 / 12 / 2021.

**NOTIFICATION**

The Governor of Tripura is pleased to accord approval to the policy called "Policy to Regulate and Encourage Private Participation in School Education sector in Tripura" as appended herewith.

This bears the reference to the approval accorded by Council of Ministers vide Memorandum No.F.1(12)-GA(CAB)/2019-A dated October 27, 2021.

By the order of Governor,

A handwritten signature in black ink, appearing to read "Chandni Chandran".  
**(Chandni Chandran, IAS)**  
Joint Secretary to the Govt. of Tripura  
Education (School) Dept.

## **Policy to regulate and encourage Private Participation in School Education sector in Tripura.**

### **(1) Background.**

Social infrastructure conducive for human resource development demands an education system of high efficiency promoting all round development of students. Despite making great strides in the field of Education, it is undisputable that Tripura requires new investments in the sector. It is to be mentioned here that in a Comprehensive Baseline Survey in all Government and Aided Schools including Madrassas and SPEMM in February 2019, only 42.5% of the total students of Class III to VIII were found class appropriate with only 18.78 % of the total students of Class III to VIII were able to do division. In this background, the Department of Education (School) has taken multiple initiatives to improve the level of education in schools:-

- Nutan Disha :- A comprehensive learning enhancement programme has been introduced in all Government & Government aided schools for enhancement of learning level of students from class-III to VIII.
- NCERT curriculum:- To enable our students to compete with the best in the country NCERT Curriculum has been introduced in the State.
- Conversion to English Medium:- To extend the benefits of English Medium education to the students of far-flung areas 135 (Government and Government Aided included) schools have been converted since 2018.
- CBSE affiliation:- Total 29 Government and Government Aided schools are switched over to CBSE. 20 schools in the year 2019-2020 and 9 schools in the year 2020-21.
- Vocational Education:- During the year 2019-20 for the 1<sup>st</sup> time Vocational Education has been introduced in 24 Government school of the state with 3 sectors. 56 schools in the year 2020-21 .Further, more 55 nos. have been added in the list for implementation of vocational subject in the academic year 2021-22.
- Pre primary education: Presently, 88 Government schools have pre primary sections in the school complex.

The improvement in the school education sector is visible in the PGI index which improved from Grade- V to Grade-I in 3 years from 2017- 18 to 2019-20.

**(2) Rationale behind the Proposal:**

The Department of Education (School) desires to invite organizations to open private schools providing high quality education in the state by providing an investor friendly climate through a transparent, hassle free policy to regulate and encourage private participation in School Education sector in Tripura. The Department desires that the resources of no / very low enrollment schools like land & building shall be used for inviting high quality Private Participation in Education Sector. In case of such transfer of very low enrollment schools, redeployment of existing teachers in other schools will be undertaken by Department of School Education. It is to be noted that Government is already providing land free of premium/cost for schools like Kendriya Vidyalaya, Jawahar Navodaya Vidyalaya , Schools of Tribal Welfare etc.

The Department of School Education would like to encourage private participation in school education with a view to:

- i) Improve the learning levels of students.
- ii) Create Centers of educational excellence in the rural areas.
- iii) Foster innovation in classroom pedagogies.
- iv) Introduce art integrated learning, activity based education, computer aided learning.
- v) Create Centers of Sports excellence with focused emphasis of the school for promoting talent in sports.
- vi) Specialized schools to cater to a particular vocational branch with further linkages to technical education.
- vii) Residential schools with unique life skills philosophy for well rounded development of students.

**(3) Methodology of encouraging private participation**

The Government will issue transparent policy as part of its official strategic efforts to attract experienced groups presently running excellent educational institutions (Schools, Colleges and Universities) to invest in Tripura. The policy will differentiate various categories of private investors on qualitative criterion and offer commensurate support in terms of discounted lease rents and single window clearance in availing government approvals. The government will identify available land/ unutilized / underutilized school, college buildings under the education/higher education

departments/available encumbrance free government khas land, twice a year and notify it online, under the aegis of the policy, so that private investors can approach the state in a transparent manner. In case the identified land/ building is under any other department then No Objection Certificate (NOC) will be taken in first instance. The department will do a preliminary exercise to establish the credentials of the private investors as per the parameters in the policy and place the proposals on a quarterly basis, (if any available) before the Investment Facilitation Committee. The organization will highlight their 1 (one) best school/ higher educational institution which will be visited by a team from School Education Department, prior to processing their proposal before the government. An assessment will be undertaken by the team and report will be submitted to the Government.

After due approval of IFC and the Council of ministers the Government assets can be leased out to private players so as to encourage private investment in the sector for a fixed time period for the purpose of setting up a high quality school. Assets will be reverted to the government unless utilized for the purpose for which leased out. If 2 or more private partners approach for a particular asset, the partner in the higher category, or with higher rank in the same category will be selected. Land will be provided on lease for 30 years with provision of extension for next 30 years.

Market value of the land will be average of valuation of buildings(if any) and land appurtenant thereto, done by three empanelled and registered land valuers, as recommended by lead bank/Scheduled commercial banks. After the empanelled land valuers have fixed the land value, it will be compared to prevailing Government land valuation chart and the higher value will be used for all calculations with respect to this policy. The total lease amount shall be paid in annual installments over 30 years. The lease amount shall be calculated to ensure that the Net Present Value (NPV) of such payments shall equal the market value of the leased land (in the year of awarding the lease). The annual discount rate shall be 8%. The lease amount for the first year will be paid as a down payment before the initial handover. From the next financial year, annual lease payments shall be paid before March 31<sup>st</sup> of that particular year, i.e. from second year to thirtieth year. A maximum of 2 acres land can be leased out in urban areas and 5 acres in rural areas unless the land enclosed within the boundary of school is more and it is impractical to bifurcate the same.

The lease shall be given on the following conditions:-

- I. The land shall be used only for the purpose of setting up a high quality schools.
- II. The lessee shall not without the previous consent in writing of the lessor mortgage or sublet or in any other manner transfer or part with the possession of the whole or any part of the land premises or his interest in the same.
- III. The lessee shall also be accountable for removal of any construction that may render the land unusable for future by lessor. If the lessee wants any buildings in bad /dangerous condition to be demolished, RD/PWD department will certify the same, reserve value will be estimated by any of the above stated government agencies and Tripura Small Industries Corporation or any such government agencies engaging in the task will be entrusted with the responsibility of demolition following all codal formalities including depositing the reserve value with the Department. Lessee may also undertake additional construction in the land though no compensation will be paid to the lessee while taking back the land after the expiry of lease by the Government. Ownership of the said buildings after expiry of lease shall lie with the government.
- IV. The lessee shall be liable to vacate the land on expiry of the period of lease as required as per term of the lease unless it is extended.
- V. The lessee will pay all incidental taxes on lease rent and all other liabilities arising from the possession and usage of land and building.

Consortiums are not eligible to claim government land/property on lease, as the Government would prefer that the organization holding experience of excellence in education should themselves setup the educational institution in Tripura. Also, franchisees of brands /societies are not eligible and the business entity (Corporate Body/Society/ Company/Partnership proprietorship firm) who has requisite experience setting up the school and is lessee of government property should itself setup and manage the educational institution in Tripura.

**(4) Classification of Private Partners and Governmental Support offered:**

SI No.	Discount in Lease rent in (%)	Criteria for Eligibility
1.	75 (Category A)	<ul style="list-style-type: none"> <li>• For organizations which are presently running at least 2 (two) existing schools with a combined strength of 1500 children anywhere in the country.</li> <li>• The 2 (two) schools which are cited as basic pre-qualification criteria mentioned above must be affiliated to CBSE.</li> <li>• The said schools should be up-to the Senior Secondary (XII class) and at least one school should have strength of 1000 students affiliated to CBSE wherein the School Education Quality Index (SEQI ) of 12<sup>th</sup> standard result must be 425 &amp; above [out of 500] with more than 100 students reading in Class XII in any year of preceding 3 years.</li> </ul> <p>For organizations running an institute of Higher Education with more than 1000 students in top 100 ranks of NIRF (Common list) ranking in any year of preceding 3 years.</p>
2.	50 (Category B)	<ul style="list-style-type: none"> <li>• For organizations which are presently running at least 2 (two) existing schools with a combined strength of 1500 children anywhere in the country.</li> <li>• The 2 (two) schools which are cited as basic pre-qualification criteria mentioned above must be affiliated to CBSE.</li> <li>• The said schools should be up-to the Senior Secondary (XII class) and at least one school should have strength of 1000 students affiliated to CBSE wherein the School Education Quality Index (SEQI) of 12<sup>th</sup> standard result must be from</li> </ul>

		<p>400 to 424 [out of 500] with more than 100 students reading in Class XII, in any year of preceding 3 years.</p>
		<p>For organizations running an institute of Higher Education with more than 500 students in top 50 ranks of NIRF (in any category – University, College, Engineering, Architecture, Law, Pharmacy, Medical, Management and Dental) ranking in any year of preceding 3 years.</p>
3.	40 (Category C)	<ul style="list-style-type: none"> <li>• For organizations which are presently running at least 2 (two) existing schools with a combined strength of 1500 children anywhere in the country.</li> <li>• The 2 (two) schools which are cited as basic pre-qualification criteria mentioned above must be affiliated to CBSE.</li> <li>• The said schools should be up-to the Senior Secondary (XII class) and at least one school should have strength of 1000 students affiliated to CBSE wherein the School Education Quality Index (SEQI) of 12<sup>th</sup> standard result must be from 375 to 399 [out of 500] with more than 100 students reading in Class XII in any year of preceding 3 years.</li> </ul>
		<p>For organizations running an institute of Higher Education with more than 500 students in top 100 ranks of NIRF (in any category – University, College, Engineering, Architecture, Law, Pharmacy, Medical, Management and Dental) ranking in any years of preceding 3 years.</p>
4.	30 (Category D)	<ul style="list-style-type: none"> <li>• For organizations which are presently running at least 2 (two) existing schools with a combined strength of 1500 children anywhere in the country.</li> <li>• The 2 (two) schools which are cited as basic pre-</li> </ul>

		<p>qualification criteria mentioned above must be affiliated to CBSE.</p> <ul style="list-style-type: none"> <li>The said schools should be up-to the Senior Secondary (XII class) and at least one school should have strength of 1000 students affiliated to CBSE wherein the School Education Quality Index (SEQI) of 12<sup>th</sup> standard result must be from 325 to 374 [out of 500] with more than 100 students reading in Class XII in all 3 preceding years.</li> </ul> <p>For organizations running an institute of Higher Education with more than 1000 students with either NAAC Accreditation of A Grade and above or NBA accredited Tier I ranking -- in all 3 preceding years.</p>
5.	10 (Category E)	<ul style="list-style-type: none"> <li>For organizations which are presently running at least 2 (two) existing schools with a combined strength of 1500 children anywhere in the country.</li> <li>The 2 (two) schools which are cited as basic pre-qualification criteria mentioned above must be affiliated to CBSE.</li> <li>The said schools should be up-to the Senior Secondary (XII class) and at least one school should have strength of 1000 students affiliated to CBSE wherein the School Education Quality Index (SEQI) of 12<sup>th</sup> standard result must be from 300 to 324 [out of 500] with more than 100 students reading in Class XII.</li> </ul>
6.	No subsidy (Category F)	<ul style="list-style-type: none"> <li>For organizations which are presently running at least 2 (two) existing schools with a combined strength of 1000 children anywhere in the country.</li> <li>The 2 (two) schools which are cited as basic pre-qualification criteria mentioned above must be affiliated to CBSE.</li> <li>The said schools should be up-to the High School</li> </ul>

		<p>(X class) and at least one school should have strength of 1000 students affiliated to CBSE wherein the School Education Quality Index (SEQI) of 10<sup>th</sup> standard result must be between 250 to 299 [out of 500] with more than 100 students reading in Class X.</p> <ul style="list-style-type: none"><li>• For organizations running an institute of Higher Education with more than 1000 students with either NAAC Accreditation of B plus Grade and above or NBA accredited Tier II ranking-- in all 3 preceding years.</li></ul>
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The organization which is approaching Tripura Government for permission to be a part of this policy will be given the benefits of these policy. It can be the institution itself or the Society / Body Corporate /Organization /Trust / Partnership etc running it.

Though other private players are free to start schools in green field category investment, they are not eligible for government land/ property on lease under this policy but may approach government for single clearance after acquiring private land.

**(5) Obligation for Private Partner:**

(a) The leased out property can be used only for running a school, which must be affiliated to CBSE when school reaches requisite level. Also school must seek recognition from State Government within 6 months of starting of classes. Government property cannot be used for any other commercial purpose other than to run coaching/extracurricular classes for children or conduction of exams and similar educational purposes. In case the lessee is found violating the same, the property will be reverted to the government.

(b) Setting target of minimum enrolment: Private partner must commit a minimum enrolment to the State Government in their proposal, to be achieved per year in 3 tranches of 5years.

(c) Building handover: In case building is being handed over, private partner will be liable to compensate for damage or loss to the building or any other assets handed over to them at the time of reversion of the asset unless done under the provisions of policy as mentioned earlier with the prior permission of the Department.

(d) Assessment of enrolled children: There will be an annual test, as per learning levels of NCERT for the students at the time of the annual examination, conducted by Academic standards scrutiny body or a third party, and administered either through the educators of the State Government institution or through an agreed external agency.

(e) Ensuring quality of deployed teachers: The private partners will deploy their own teachers in the school who must be fully qualified and trained as per Right to Education Act, 2009 educational institution and NCTE norms/UGC/AICTE etc.

(f) Regarding fees chargeable from enrolled children: For any existing students of the school (which has been closed for the purpose of opening the private school in the said building), there will be no fees burden for the students and fees will be waived off by the school under Sec 12 (1) (c) of RTE Act, 2009 in consideration of the provisioning of building and subsidized land by the Government. The said students would continue to study in the same institution free of cost .

(g) Special Provisions for EWS students: 25 % of seats will be reserved in such school for students of EWS category. The existing students of the school whose building is being handed over will get first priority in EWS admission. As per RTE under section 12(1)(C)(2)  
".....*Provided further that where such schools is already under obligation to provided free education to a specified number of children on account of it having received any land, building, equipment or other facilities, either free of cost or at a concessional rate, such school shall not be entitled for reimbursement to the extent of such obligation.*" Hence the Government is not under the obligation of reimbursing fees of children studying under EWS quota. Books and uniform grant will be provided for the EWS children enrolled in such schools by government commensurate to those provided in the Government run schools.

(h) Ensuring safety and security of the children: The management shall be responsible for the safety and security of the children and for implementing a Child Protection Policy as per extant legal provisions.

(i) Disputes: In case of any dispute, the terms of MoU shall be the guiding norm. The decision of the Secretary, School Education Department shall be final in this regard. Matter shall be subject to jurisdiction of Tripura Courts. The government has the right to reject the application of any private vendor at any stage before leasing out the property.

(j) Validity: Either the State Government or the private partner can exit the arrangement after completion of the running academic year, with notice of 45 days. In case of exit by private partner, Government has the right to take over the school or merge it with the nearby school by including it in the transportation scheme, whichever is ideal based on specific circumstances of such schools being handed over.

(k) Financial Liabilities of private partner .if any: The Government of Tripura takes no financial liability for any debts, dues, loans undertaken by the private partner, who is solely responsible for their entire financial liabilities.

(l) Audit: For all private unaided schools opened under this policy, the school will conduct an annual statutory audit and submit to the report to the state government within 31<sup>st</sup> October of succeeding year.



(Chandni Chandran, IAS)  
Joint Secretary to the Government of Tripura  
Education (School) Department